

PRICING AND FINANCIALS

OFFERING SUMMARY

Pricing

Budget Price	\$1,075,019
Cap Rate	7.75%
Price per SF	\$129.21

Property Information

Location	5721 Coal River Road, Rock Creek, WV 25174
Year Built	2018
Site Size	1.8
Rentable SF	8,320
Current Occupancy	100%
Investment Type	Fee Simple / NN Lease (LL responsible for roof & structure)

Cash Flow Analysis

Base Rent	\$83,314
CTI + Utilities	\$0.00
Gross Potential Income	\$83,314
Total Expenses	\$0.00
Net Operating Income	\$83,314



Rent Roll Summary

Tenant	Square Feet	Lease End Date
Family Dollar	8,320	3/31/2028

Rent Schedule

Lease Years	Annual Rent
1-10	\$83,314
11-15 (Option 1)	\$87,474
16-20 (Option 2)	\$91,634
21-25 (Option 3)	\$95,794
26-30 (Option 4)	\$99,954
31-35 (Option 5)	\$104,114
36-40 (Option 6)	\$108,274

SITE PLAN



#716055
Rock Creek, WV
Store Design Approved
Preliminary Site Plan
STM
3/2/2017

